SECTION 07 27 29

LIQUID-APPLIED ROUGH OPENING FLASHING MEMBRANE

FOR RESTORATION OF EXISTING CONDITIONS

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SPECIFIER NOTE: THIS SECTION IS INTENDED FOR ROUGH OPENING REMEDIATION AND TIE-IN OF ROUGH OPENING PROTECTION TO WALL ASSEMBLIES. FOR A COMPLETE BUILDING ENVELOPE BARRIER APPLICATION, INCLUDING FLUID-APPLIED WATER AND AIR BARRIER SYSTEM IN CONJUNCTION WITH WINDOW AND DOOR FLASHING, JOINT SEALANTS AND ACCESSORIES, SEE PROSOCO’S NEW CONSTRUCTION GUIDE SPECIFICATION.

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SPECIFIER NOTE: THIS SPECIFICATION INCLUDES SOME OPTIONS AND CHOICES WITHIN THE TEXT. EDIT ACCORDINGLY.

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**TIPS:**

To view non-printing **Editor's Notes** that provide guidance for editing, click on the Show/Hide button or Word 2010 offers a convenient keyboard shortcut; press the Ctrl+\* keystroke to toggle on/off. (Press the Ctrl key, Shift key, and the number 8 simultaneously).

**PART 1 - GENERAL**

1. SUMMARY:
   1. Section Includes:
      1. Window and door flashing restoration, using a liquid applied air and water barrier membrane system, and accessory materials for application to existing exterior building envelope substrates, as indicated on the drawings.

Revise list below to suit Project.

* 1. Related Requirements:
     1. Section 01 33 00- Submittal Procedures.
     2. Section 01 45 80- Testing Laboratory Services.
     3. Section 01 60 00- Product Requirements.
     4. Section 07 65 00- Flexible Flashing.
     5. Section [0X XX XX- Section Title].

1. REFERENCES
   1. The date of the standard is that in effect as the date of receipt of bids for the project.
   2. Living Building Challenge (LBC).
   3. ASTM International (ASTM).
2. ADMINISTRATIVE REQUIREMENTS:
   1. Pre-installation conference: Prior to beginning installation of the fluid applied rough opening system, hold a pre-installation conference to review work to be accomplished.
      1. Owner’s Representative, Contractor, Architect, installing subcontractor, membrane system manufacturer's representative, roofing and foundation subcontractors, waterproofing subcontractors, and all subcontractors who have materials penetrating membrane system or finishes covering membrane system shall be present.
      2. Contractor shall notify Architect at least seven days prior to time for conference.
      3. Contractor shall record minutes of meeting and distribute to attending parties.
      4. Agenda: As a minimum discuss:
         1. Surface preparation of restoration area and surrounding wall interfaces.
         2. Existing substrate condition and pretreatment.
         3. Minimum curing period.
         4. Special details and/or sheet flashing for liquid applied rough opening installation.
         5. Sequence of construction, responsibilities, and schedule for subsequent repair operations.
         6. Installation procedures.
         7. Inspection procedures.
         8. Protection and repair procedures.
         9. Review and approval of all glazing applications to include the installation of the windows and related interior perimeter sealant joint.
3. PERFORMANCE REQUIREMENTS:
   1. Performance requirements: Comply with the specified performance requirements and characteristics as herein specified.
   2. Performance description:
      1. Wall penetrations (windows, doors, etc.) shall be constructed with a continuous, air and water barrier to control water and air leakage into and out of the conditioned space around the [existing] [new] windows and doors replacements.
      2. Joints, penetrations and paths of water and air infiltration shall be made watertight and airtight.
      3. System shall be capable of withstanding positive and negative combined wind, stack and HVAC pressures on the rough openings and building envelope without damage or displacement.
      4. System shall be installed in an airtight and flexible manner, allowing for the relative movement of remediated systems due to thermal and moisture variations.
4. SUBMITTALS:
   1. Product data: Submit manufacturer’s product data and installation guidelines including membrane and accessory material types, technical and test data, composition, descriptions and properties, installation instructions and substrate preparation requirements.
   2. Certificates:
      1. Certificates by manufacturer stating that manufacturer and installer meet qualifications as herein specified.
   3. VOC Certification: Submit certification that products furnished comply with regulations controlling use of volatile organic compounds (VOC).
5. QUALITY ASSURANCE:
   1. Applicable standards, as referenced herein: ASTM International (ASTM).
   2. Manufacturer’s qualifications: Air and water barrier systems shall be manufactured and marketed by a firm with an Air Barrier Association of America membership for at least five [5] years. Manufacturers proposed for use, but not named in these specifications shall submit evidence of ability to meet all requirements specified, and include certification of ABAA membership for a least five [5] years.
   3. Installer’s qualifications: The installer shall demonstrate qualifications to perform the work of this section by submitting the following:
      1. Verification that installer has been trained by and is approved to perform work as herein specified by air and water barrier system manufacturer.
      2. List of at least three (3) projects completed of similar scope and complexity to this project carried out by the firm and site supervisor.
   4. Inspection and testing: Cooperate and coordinate with the Owner’s inspection and testing agency. Do not cover installed products or assemblies until they have been inspected, tested and approved.
   5. Sole source: Obtain materials within the scope of this specification from a single manufacturer.
   6. Regulations: Provide products which comply with all state and local regulations controlling use of volatile organic compounds (VOC).
   7. Mock-up:
      1. Prior to installation and start of Work of the fluid applied rough opening system a field-constructed mock-up shall be applied to verify details and tie-ins, to demonstrate the required installation.
         1. Construct a typical exterior wall section, 8 feet long and 8 feet wide, incorporating backup wall, cladding, window, door frame, sill, penetrations, insulation, flashing and any other critical junction.
         2. Allow 72 hours for inspection and testing of mock-up before proceeding with waterand air barrier work.
         3. Coordinate construction of mockups to permit inspection by [Architect] [Owner’s Representative] of air barrier before beginning installation.
         4. Approved, undamaged mock-up must remain as part of the work.
6. DELIVERY, STORAGE, AND HANDLING:
   1. Deliver materials and products in labeled packages. Store and handle in strict compliance with manufacturer’s instructions and recommendations. Protect from damage, weather, excessive temperatures and construction operations. Remove damaged material from site and dispose of in accordance with applicable regulations.
   2. Protect air and water barrier components from freezing and extreme heat.
   3. Sequence deliveries to avoid delays, and to minimize on-site storage.
7. FIELD CONDITIONS:
   1. Environmental conditions:
      1. Comply with manufacturer’s written instructions for substrate temperature and moisture content and other conditions affecting performance requirements.
   2. Weather conditions:
      1. Perform work only when existing and forecasted weather conditions are within the limits established by the manufacturer of the materials used.
   3. Proceed with installation only when the substrate construction and preparation work is complete and in condition to receive the membrane system.
   4. Ultra-violet Exposure:
      1. Do not expose air barrier materials to sunlight longer than as recommended by the material manufacturer.
8. WARRANTY:
   1. Manufacturer's warranty requirements:
      1. Submit manufacturer’s five (5) year limited warranty stating:
         1. The products have been tested in accordance with national standards for air and water-resistive barriers and passed those tests with effectiveness and durability indicating their suitability for performance as an air and water-resistive barrier system when properly applied.
         2. The products shall be free from defects in material for a period of [five] years after the substantial completion of the material application.
         3. That the products will not disintegrate and will maintain their integrity over the life of the warranty.
   2. Warranty period: Five (5) years from Date of Substantial Completion.

## **PART 2 – PRODUCTS**

1. MANFACTURERS
   1. Substitutions: [No Substitutions] [In accordance with Section 01 25 00 – Substitution Procedures].
2. MATERIALS
   1. WATER BASED PRIMER FOR RAW GYPSUM BOARD EDGES
      1. Primer to seal the cut edges of gypsum wall boards where they are exposed in rough openings for windows and doors. The sealed edge makes a compatible surface for easy application of liquid applied fiber-reinforced fill coat and seam treatment for through-wall components.
         1. Product: PROSOCO [R-Guard PorousPrep](https://prosoco.com/product/porousprep/), manufactured by PROSOCO, Inc., Lawrence, KS, (800) 255-4255, [www.prosoco.com](http://www.prosoco.com).
      2. Subject to compliance with the following physical and performance requirements:
         1. Breathable liquid primer.
         2. Comply with national, state and district AIM VOC regulations and be 100 g/L or less.
         3. Living Building Challenge 2.0/2.1/3.0/3.1 Red List.
         4. Total Solids: 16 percent.
   2. LIQUID APPLIED FILL COAT AND SEAM FILLER
      1. High modulus, gun-grade, crack and joint filler, adhesive and detailing compound that combines the best silicone and polyurethane properties. The single-component, Silyl-Terminated-Polymer (STP) prepares open joints, seams and cracks before installing primary water and air barrier system to prevent the movement of water and air through building envelopes.
         1. Product: PROSOCO [R-Guard Joint & Seam Filler](https://prosoco.com/product/joint-seam-filler/), manufactured by PROSOCO, Inc., Lawrence, KS, (800) 255-4255, www.prosoco.com.
      2. Subject to compliance with the following physical and performance requirements:
         1. Living Building Challenge 2.0/2.1/3.0/3.1 Red List.
         2. Comply with national, state and district AIM VOC regulations and be 30 g/L or less.
         3. Water vapor transmission: Minimum 19 perms at 20 mils when tested in accordance with ASTM E-96.
         4. Tensile strength: 180 psi when tested in accordance with ASTM D412.
         5. Elongation at break: Greater than 300 percent when tested in accordance with ASTM D412.
         6. Peel strength: Greater than 25 pli when tested in accordance with ASTM D1781.
         7. Total solids: 99 percent.

Retain article below if alternative, economical, water-based product is acceptable on project.

* 1. [Single-Component, Water-based, gun-grade, crack and joint filler that prepares open joints, seams, and cracks before installing primary water and air barrier system to prevent the movement of water and air through building envelopes.
     1. Product: PROSOCO [R-Guard Joint & Seam Filler](https://prosoco.com/product/joint-seam-filler/) WB, manufactured by PROSOCO, Inc., Lawrence, KS, (800) 255-4255, [www.prosoco.com](http://www.prosoco.com).
  2. Subject to compliance with the following physical and performance requirements:
     1. Comply with national, state and district AIM VOC regulations and be 30 g/L or less.
     2. Total solids: 87 percent.]

Retain article below if alternative one step product is acceptable on project.

* + - 1. [Product: PROSOCO [R-Guard FastFlash](https://prosoco.com/product/r-guard-fastflash/) manufactured by PROSOCO, Inc., Lawrence, KS, (800) 255-4255, [www.prosoco.com](http://www.prosoco.com).
    1. Subject to compliance with the following physical and performance requirements:
       1. Living Building Challenge 2.0/2.1/3.0/3.1 Red List.
       2. AAMA 714-12 Voluntary Specification for Liquid-Applied Flashing Used to Create a Water-Resistive Seal Around Exterior Wall Openings in Buildings.
       3. ICC-ES AC 212 Acceptance Criteria for Water-Resistive Coatings Used as Water-Resistive Barriers Over Exterior Sheathing.
       4. Comply with national, state and district AIM VOC regulations and be 30 g/L or less.
       5. Water vapor transmission: 21 perms when tested in accordance with ASTM E96.
       6. Tensile strength: Greater than 150 psi when tested in accordance with ASTM D412.
       7. Elongation at break: Greater than 350 percent when tested in accordance with ASTM D412.
       8. Total Solids: 99 percent.]
  1. LIQUID-APPLIED FLASHING AND DETAILING MEMBRANE
     1. Gun-grade, spread and tool or roller apply waterproofing, adhesive and detailing compound that combines the best of silicone and polyurethane properties. The single component, Silyl-Terminated-Polymer (STP) produces a highly durable, seamless, elastomeric flashing membrane in rough openings, to fill joints and seams, to counter flash and transition waterproofing and air barrier components in new wall assemblies, and to seal around penetrations or protect countersunk fasteners.
        1. Product: [PROSOCO R-Guard FastFlash](https://prosoco.com/product/r-guard-fastflash/) manufactured by PROSOCO, Inc., Lawrence, KS, (800) 255-4255, www.prosoco.com.
     2. Subject to compliance with the following physical and performance requirements:
        1. Living Building Challenge 2.0/2.1/3.0/3.1 Red List.
        2. AAMA 714-12 Voluntary Specification for Liquid-Applied Flashing Used to Create a Water-Resistive Seal Around Exterior Wall Openings in Buildings.
        3. ICC-ES AC 212 Acceptance Criteria for Water-Resistive Coatings Used as Water-Resistive Barriers Over Exterior Sheathing.
        4. Comply with national, state and district AIM VOC regulations and be 30 g/L or less.
        5. Water vapor transmission: 21 perms when tested in accordance with ASTM E96.
        6. Tensile strength: Greater than 150 psi when tested in accordance with ASTM D412.
        7. Elongation at break: Greater than 350 percent when tested in accordance with ASTM D412.
        8. Total Solids: 99 percent.
  2. INTERIOR SEALANT FOR WINDOWS AND DOORS

* + 1. High performance, gun-grade waterproofing sealant that combines the best of silicone and polyurethane properties. Single component, Silyl-Terminated-Polymer (STP) that is durable and stops the movement of moist air through cracks surrounding windows and doors.
       1. Product: PROSOCO [R-Guard AirDam](https://prosoco.com/product/airdam/), manufactured by PROSOCO, Inc., Lawrence, KS, (800) 255-4255, www.prosoco.com.
    2. Subject to compliance with the following physical and performance requirements:
       1. Living Building Challenge 2.0/2.1/3.0/3.1 Red List.
       2. Comply with national, state and district AIM VOC: less than 30 grams per Liter
       3. Sealant Validation from Sealant Waterproofing & Restoration Institute (SWRI).
       4. Elongation at break: Greater than1000 percent when tested in accordance with ASTM D412.
       5. Peel strength: 25 pli when tested in accordance with ASTM C794
       6. Total solids: 98 percent.
    3. Backer rod: In deep joints, control sealant depth by installing closed cell backer road. Diameter of the soft-backer rod should be 25 percent greater than the joint width. Do not puncture backer rod.

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SPECIFIER NOTE: WHERE R-GUARD FASTFLASH IS USED IN THE ROUGH OPENING ON A PROJECT WHERE AN IN-PLACE SHEETWRAP WRB IS GOING TO REMAIN IN PLACE, A TRANSITION SHEET SHOULD BE USED TO TRANSITION FROM THE LIQUID-APPLIED FASTFLASH IN THE SILL OVER THE SHEETWRAP WRB IN PLACE BELOW THE SILL. For specification assistance on specific product applications, please contact our offices or our local product representatives

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**PART 3 - EXECUTION**

1. EXAMINATION AND SURFACE PREPARATION
   1. Examine conditions for compliance with system manufacturer’s requirements for installation, and other specific conditions affecting performance of air and water barrier system.
   2. All surfaces must be sound, clean and free of grease, dirt, excess mortar or other contaminants. Fill or bridge damaged surfaces, voids or gaps larger than one- inch. Fill voids and gaps measuring one- inch or less with liquid applied fill coat and seam filler as necessary to ensure continuity.
      1. Surfaces to receive STP) fluid applied accessories must be dry, damp or wet to the touch. Brush away any standing water present before application. The products will tolerate rain immediately after application.
   3. Refer to manufacturer’s product data sheets for requirements for condition of and preparation of substrates.
      1. Surfaces shall be sound and free of voids, spalled areas, loose aggregate and sharp protrusions.
      2. Remove contaminants such as grease, oil and wax from exposed surfaces.
      3. Remove dust, dirt, loose stone and debris.
      4. Use repair materials and methods that are acceptable to manufacturer of the air and water-resistive barrier system.
      5. Refer to manufacturer’s product data sheets and manufacturer’s installation guidelines for additional information on preparing structural walls to receive the primary air and water resistive barrier.

Retain paragraph below if gypsum wall board is specified on project.

* 1. [Exterior sheathing:
     1. Ensure that sheathing is properly installed with ends, corners and edges properly fastened. Remove and replace damaged sheathing.
     2. Mechanical fasteners used to secure sheathing boards or penetrate sheathing boards shall be set flush with sheathing, and spot overdriven fasteners with liquid applied fill coat and seam filler.
     3. Seal the cut edges of gypsum wall boards exposed in rough openings for windows and doors at corners, as recommended by manufacturer.]

Retain paragraph below if CMU is specified on project.

* 1. [Masonry and concrete substrates:
     1. Masonry head and bed joints should be fully filled and tooled.
     2. Mechanically remove loose mortar fins, mortar accumulations and protrusions, and debris.
     3. Fill cracks, joints and gaps with liquid applied fill coat and seam filler as herein specified.]

1. FIBER REINFORCED FILL COAT AND SEAM FILLER
   1. General: Comply with air and water barrier manufacturer’s installation instructions, temperature limitations, product data and shop drawings.
   2. Apply liquid applied fill coat and seam filler for seams, joints, cracks, gaps, primed rough gypsum edges at sheathing, and rough openings per manufacturer’s written instructions.
2. LIQUID APPLIED FLASHING AT WINDOWS, DOORS OPENINGS AND PENETRATIONS
   1. General: Comply with air and water barrier manufacturer’s installation instructions, temperature limitations, product data and shop drawings.
   2. Apply liquid flashing membrane to seal and waterproof rough openings per manufacturer’s written instructions. Spread the wet product to create an opaque, monolithic flashing membrane which surrounds the rough opening and extends 4 to 6 inches over the face of the structural wall. Apply additional coats as needed to achieve void- and pinhole-free surface.
3. FLUID-APPLIED FLASHING TRANSITIONS
   1. General: Comply with water and air barrier manufacturer’s installation instructions, temperature limitations, product data and shop drawings.
   2. Apply fiber reinforced fill coat and seam filler and liquid flashing membrane as a liquid flashing membrane to waterproof the transitions in rough opening and between dissimilar materials per manufacturer’s written instructions.
      1. Fill any voids between the top of the flashing leg and the vertical wall with fiber reinforced fill coat and seam filler.
      2. Spread the wet liquid flashing membrane to create a monolithic “cap-flash” flashing membrane per manufacturer’s written instructions.
      3. Apply additional coats as needed to achieve void- and pinhole-free surface.
      4. Allow treated surfaces to skin before installing other wall assembly, waterproofing or air barrier components.
4. INTERIOR SEALANT FOR WINDOWS AND DOORS INSTALLATION  
   1. General: Comply with air and water barrier manufacturer’s installation instructions, temperature limitations, product data and shop drawings.
   2. Apply interior waterproofing sealant per manufacturer’s written instructions.
      1. Install Backer rod: Compressible, closed cell rod stock as recommended by manufacturer for compatibility with sealant. Install Backer Rod as necessary per manufacturer’s written instructions.
      2. Apply interior waterproofing sealant in continuous beads without gaps or air pockets.
5. PROTECTION
   1. Coordinate scheduling within installation of cover materials to ensure that fluid-applied air barrier system is not exposed to sunlight and weather longer than recommended by the system manufacturer.
   2. Ensure that the top edge of the fluid-applied membrane and the existing air barrier system is sealed and protected from water intrusion. Ensure the continuity of the fluid-applied air barrier system has been achieved.

END OF SECTION